



King County Department of Assessments

Executive Summary Report

Characteristics Based Market Adjustment for 1999 Assessment Roll

Area Name: Area 41 – Enumclaw

Last Physical Inspection: 1997 Assessment Roll

Sales - Improved Analysis Summary:

Number of Sales: 388

Range of Sale Dates: 1/97 thru 12/98

Sales - Improved Valuation Change Summary:

	Land	Imps	Total	Sale Price	Ratio	COV
1998 Value	\$44,100	\$91,900	\$136,000	\$145,600	93.4%	9.01%
1999 Value	\$47,000	\$97,200	\$144,200	\$145,600	99.0%	8.65%
Change	+\$2,900	+\$5,300	+\$8,200	N/A	+5.6%	-0.36%*
%Change	+6.6%	+5.8%	+6.0%	N/A	+6.0%	-4.16%*

*COV is a measure of uniformity, the lower the number, the better the uniformity. The negative figures of -0.36 and -4.16% actually indicate an improvement.

Sales used in Analysis: All sales of single family residences on residential lots which were verified as, or appeared to be, market sales were included in the analysis, except those listed as not used in this report. Multi-parcel sales, multi-building sales, and mobile home sales were not included. Also excluded are sales of new construction where less than a fully complete house was assessed for 1998.

Population - Improved Parcel Summary Data:

	Land	Imps	Total
1998 Value	\$45,800	\$91,600	\$137,400
1999 Value	\$48,800	\$97,200	\$146,000
Percent Change	+6.55%	+6.11%	+6.26%

Number of improved single family home parcels in the population: 2924.

The overall increase for the population is similar to the sales sample since the sales sample mirrored the population quite well.

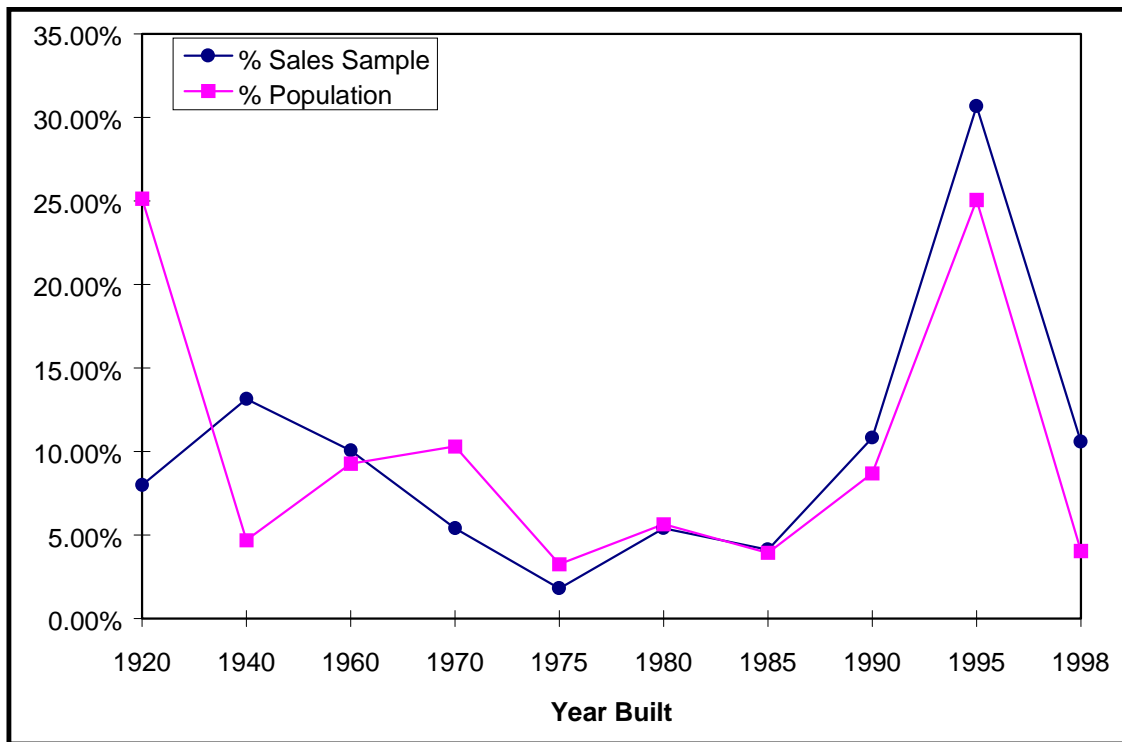
Mobile Home Update: There were no mobile homes in this area to analyze.

Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics to be used in model development such as grade, age, condition, stories, living area, views, lot size, land problems and neighborhoods. The analysis disclosed several characteristic and location based variables to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, parcels with a lotsize, of 30,000 but under 90,001 square feet or parcels coded as a grade 4 had lower average ratio (assessed value/sales price) than other properties so upward adjustments was required. Parcels in fair condition or parcels with more than one and one-half stories or with above grade living area of 2,500 or more all required downward adjustments.

Comparison of Sales Sample and population Data by Year Built

Sales Sample		
Year Built	Frequency	% Sales Sample
1920	31	7.99%
1940	51	13.14%
1960	39	10.05%
1970	21	5.41%
1975	7	1.80%
1980	21	5.41%
1985	16	4.12%
1990	42	10.82%
1995	119	30.67%
1998	41	10.57%
388		

Population		
Year Built	Frequency	% Population
1940	735	25.14%
1950	137	4.69%
1960	271	9.27%
1970	301	10.29%
1975	95	3.25%
1980	165	5.64%
1985	115	3.93%
1990	254	8.69%
1995	733	25.07%
1998	118	4.04%
2924		

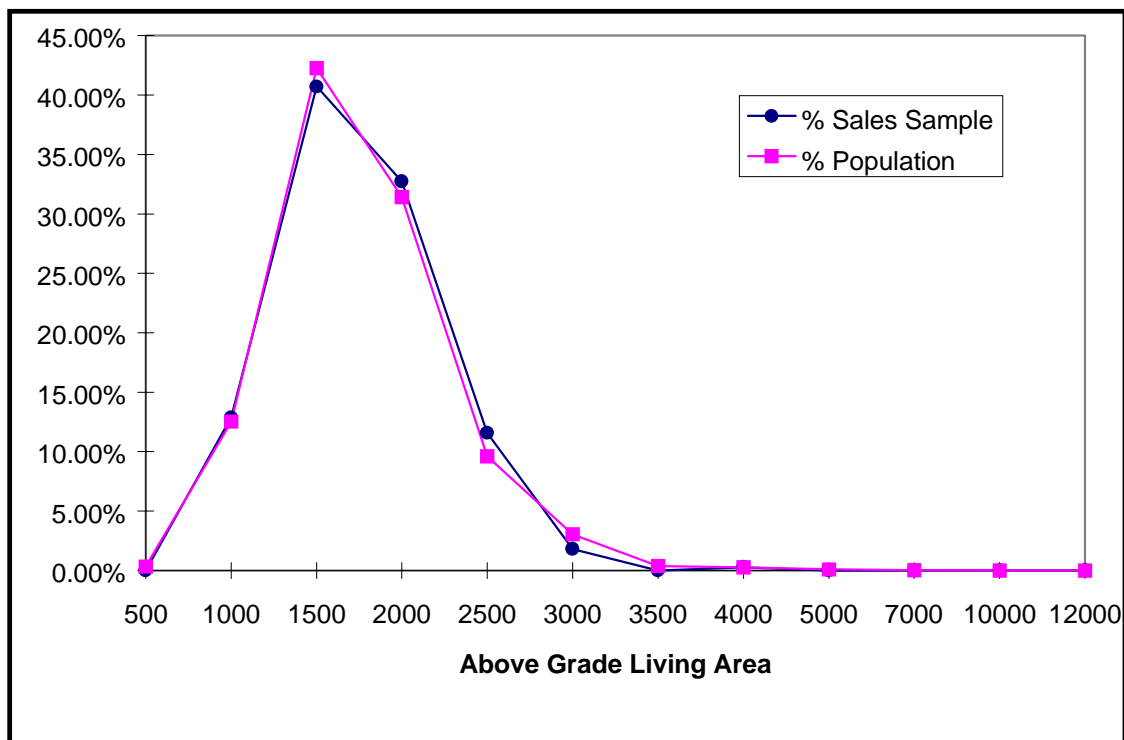


The sales sample adequately represents the population. Older homes, built prior to the 1940s, had a slightly smaller representation in the sales sample than the population.

Comparison of Sales Sample and population Data by Above Grade Living

Sales Sample		
Above Gr Living	Frequency	% Sales Sample
500	0	0.00%
1000	50	12.89%
1500	158	40.72%
2000	127	32.73%
2500	45	11.60%
3000	7	1.80%
3500	0	0.00%
4000	1	0.26%
5000	0	0.00%
7000	0	0.00%
10000	0	0.00%
12000	0	0.00%
388		

Population		
Above Gr Living	Frequency	% Population
500	10	0.34%
1000	366	12.52%
1500	1236	42.27%
2000	919	31.43%
2500	281	9.61%
3000	89	3.04%
3500	11	0.38%
4000	8	0.27%
5000	3	0.10%
7000	1	0.03%
10000	0	0.00%
12000	0	0.00%
2924		

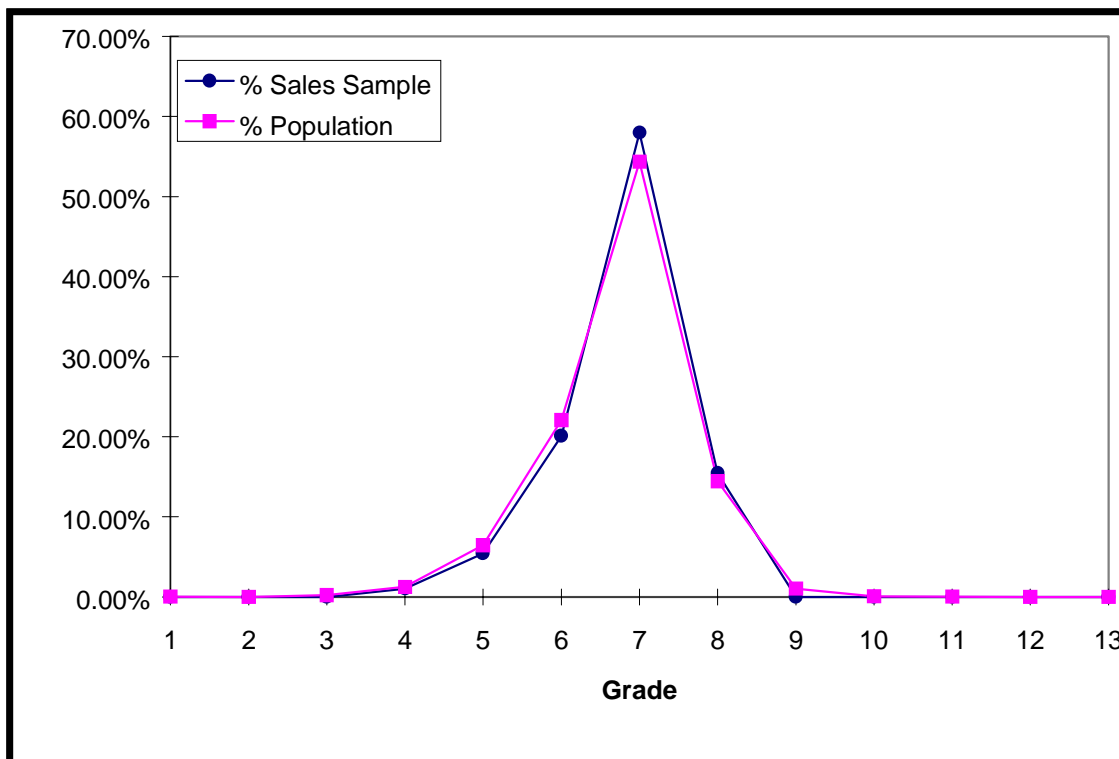


The sales sample adequately represents the population.

Comparison of Sales Sample and Population Data by Grade

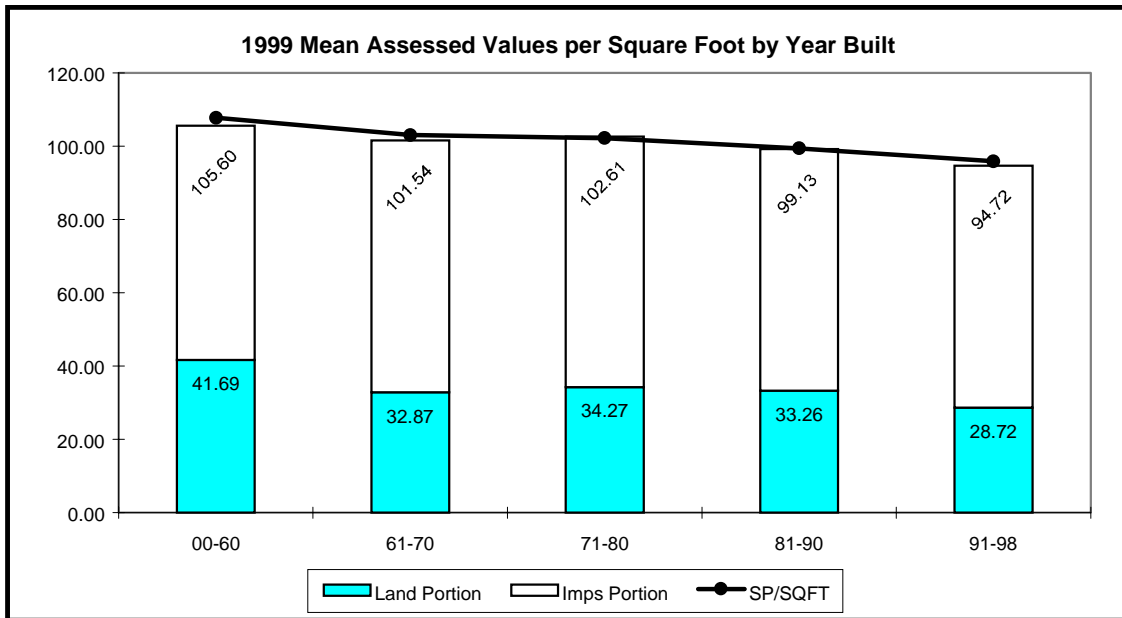
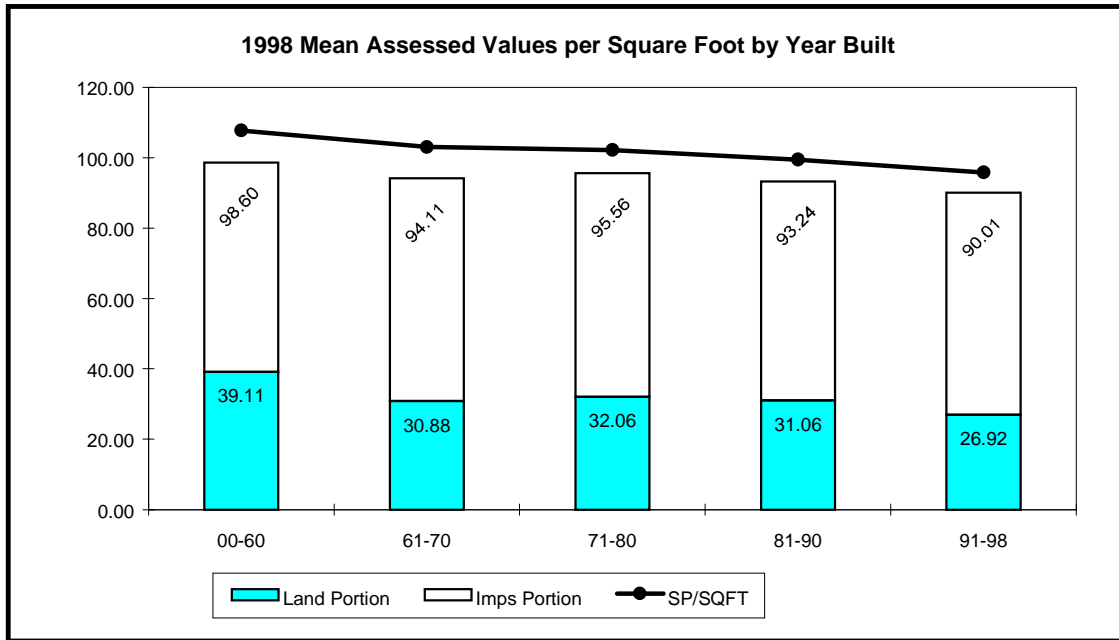
Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	4	1.03%
5	21	5.41%
6	78	20.10%
7	225	57.99%
8	60	15.46%
9	0	0.00%
10	0	0.00%
11	0	0.00%
12	0	0.00%
13	0	0.00%
		388

Population		
Grade	Frequency	% Population
1	1	0.03%
2	0	0.00%
3	6	0.21%
4	37	1.27%
5	189	6.46%
6	646	22.09%
7	1589	54.34%
8	423	14.47%
9	30	1.03%
10	2	0.07%
11	1	0.03%
12	0	0.00%
13	0	0.00%
		2924



The sales sample adequately represents the population.

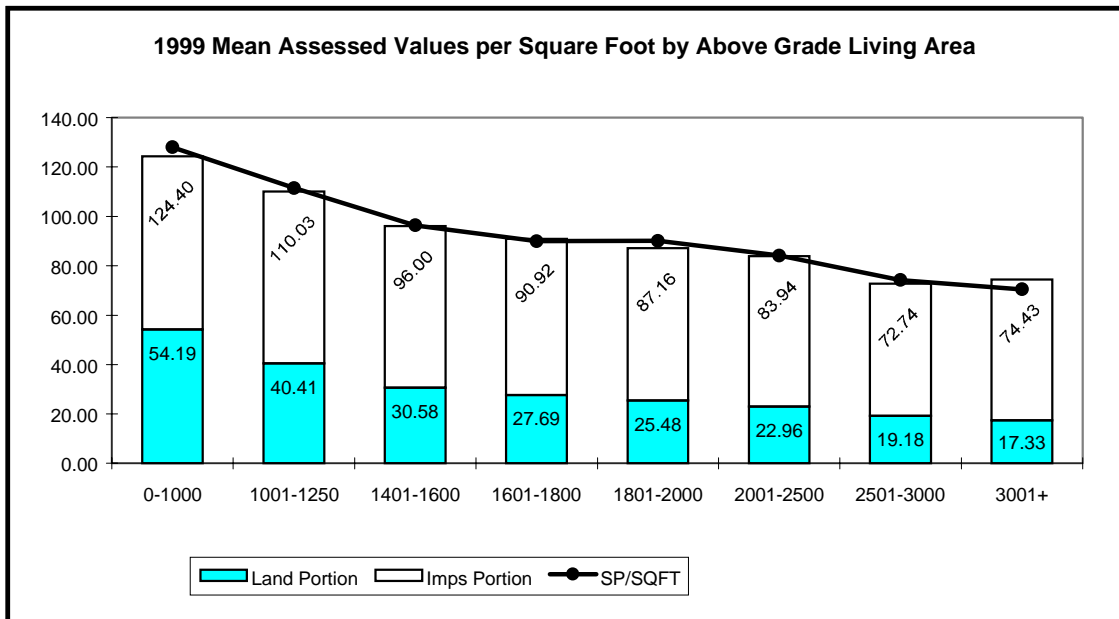
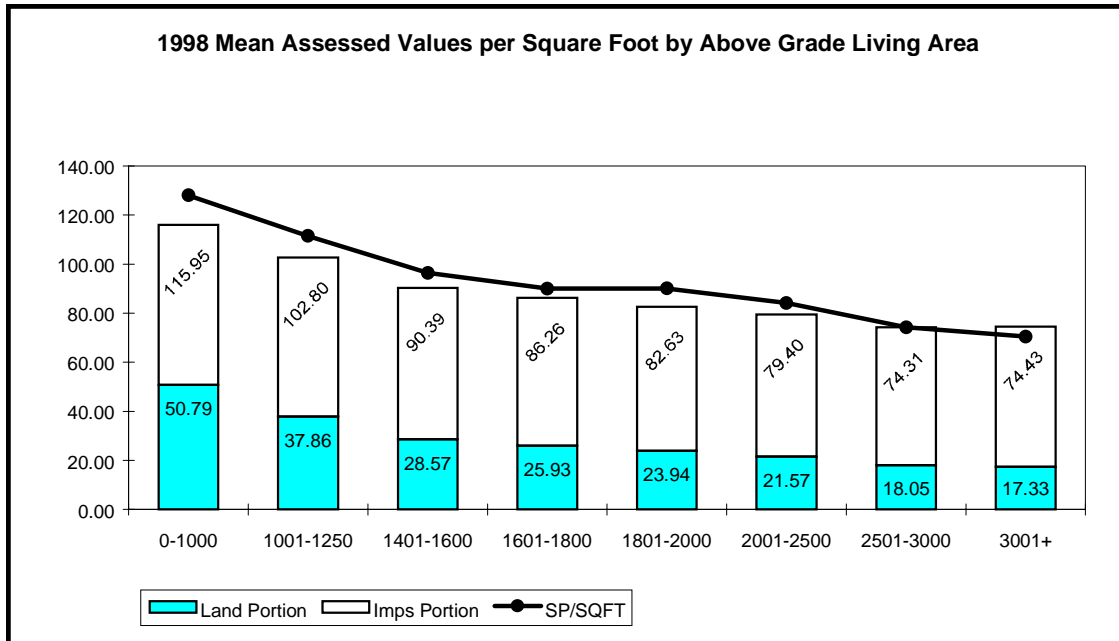
Comparison of Dollars Per Square Foot by Year Built



These charts show a significant improvement in assessment level and uniformity by year built as a result of applying the 1999 recommended values.

The values shown in the improvement portion of the chart represent the total value for land and improvements.

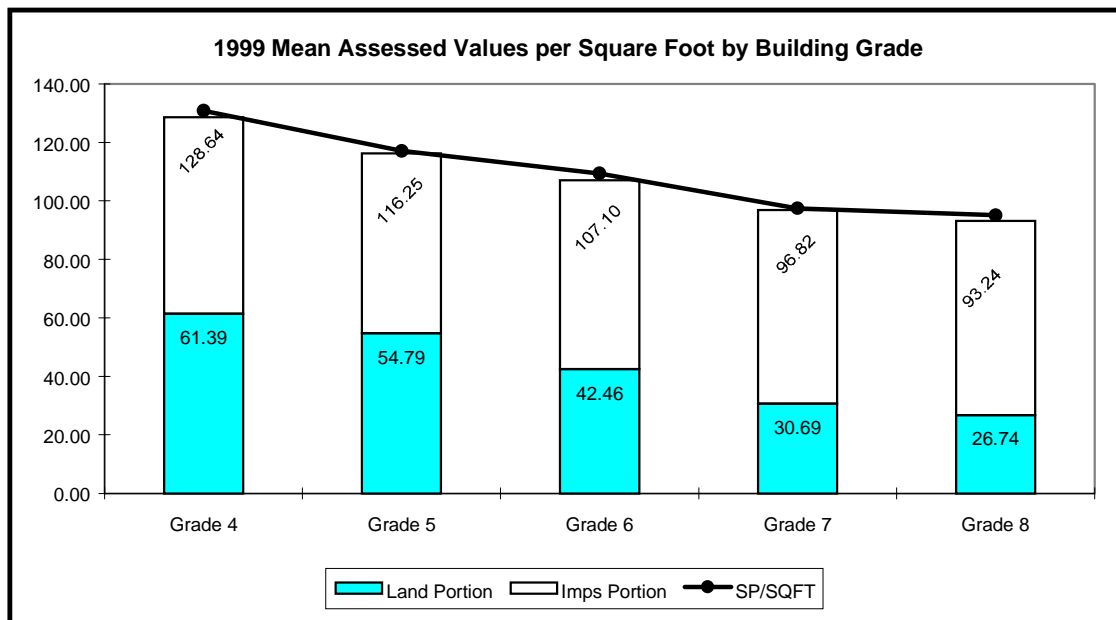
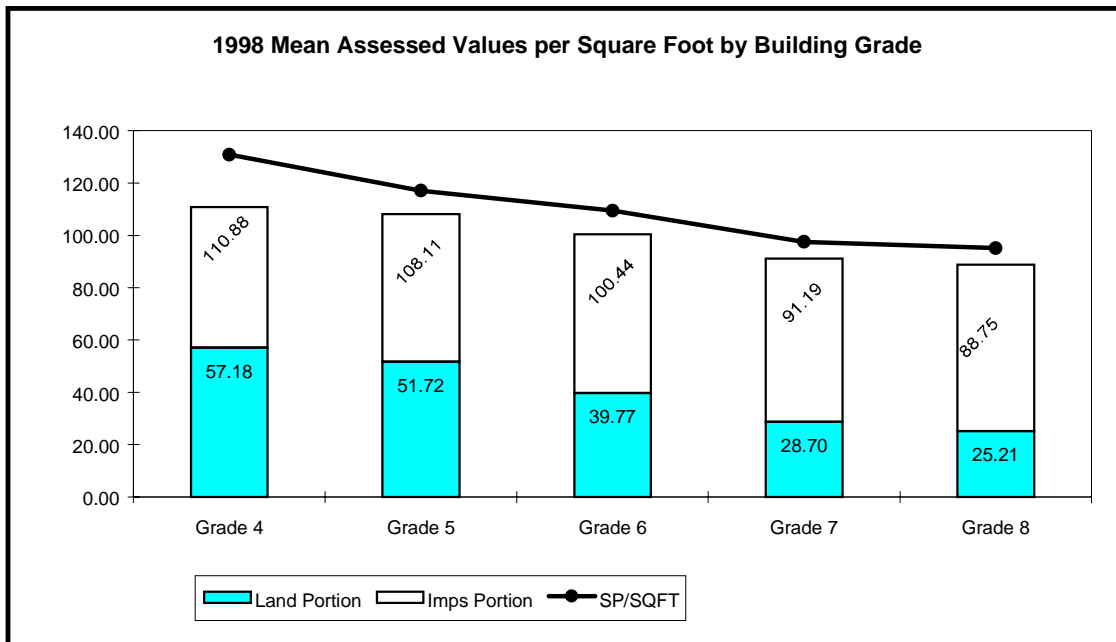
Comparison of Dollars Per Square Foot by Above Grade Living Area



These charts show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 1999 recommended values.

The values shown in the improvement portion of the chart represent the total value for land and improvements.

Comparison of Dollars Per Square Foot by Grade



These charts show an improvement in assessment level and uniformity by Building Grade as a result of applying the 1999 recommended values.

The values shown in the improvement portion of the chart represent the total value for land and improvements.